



## 18 Clarendon Gardens

, Wembley, HA9 7QW

**£2,600 (From) PCM**

\*\*A LARGE FOUR BEDROOM, TWO BATHROOM WEMBLEY PARK\*\* Located in Wembley Park is this large four bedroom property with a large enclosed rear garden. The property is just a short walk to the Bakerloo and Metropolitan Lines and Wembley Outlets. Call now to arrange an early viewing. COMPANY HMOs NOT ACCEPTED.

- FOUR BEDROOMS
- THREE BATHROOMS
- TWO RECEPTION ROOMS
- OFF STREET PARKING
- LARGE REAR GARDEN
- METROPOLITAN LINE
- BAKERLOO LINE
- AVAILABLE NOW

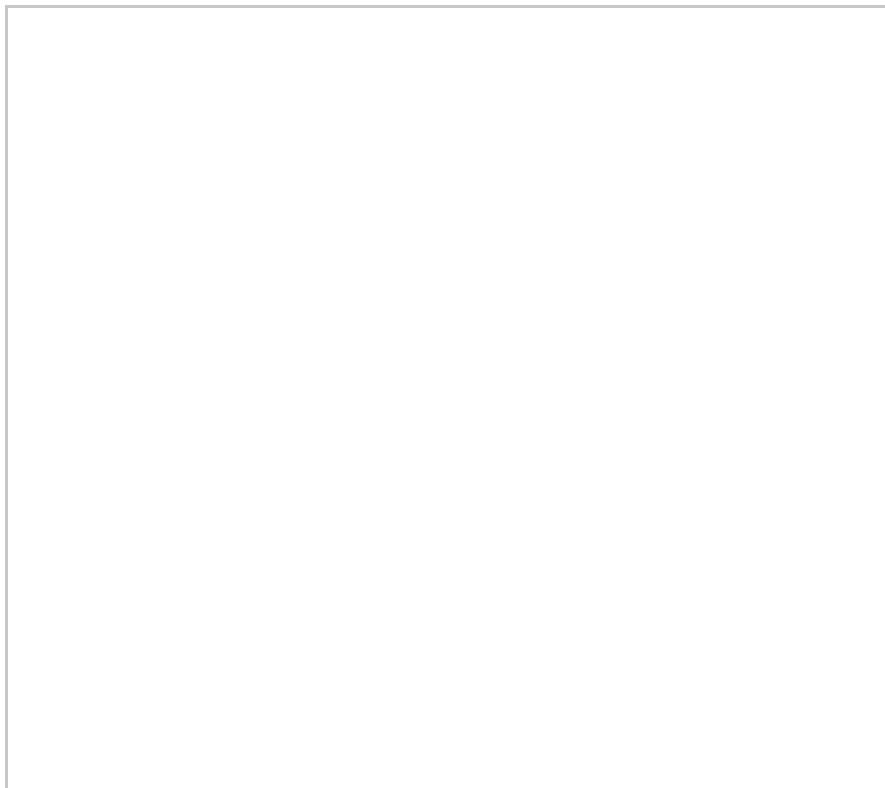


### Viewing

Please contact our Bryan Maher & Co Office on 020 8904 8904 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan

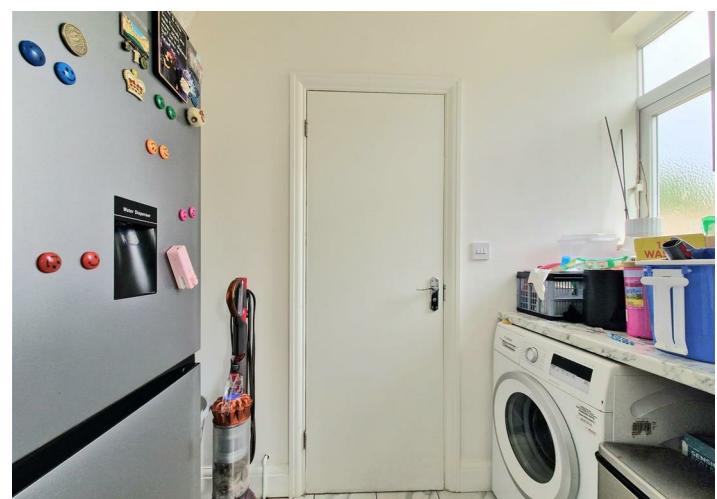


## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	84	
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/81/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.